

APPLICATION NUMBER: 25/00595/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00595/FUL

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 05.08.2025 **EXT OF TIME** 15/10/2025

Address: 158 Rooley Moor Road Rochdale OL12 7DQ

Proposal: Change of use of former public house (sui generis) to 5 no. apartments (Use Class C3). Alterations to roof including increase in ridge height, first floor extension to rear, alteration to fenestration on all elevations with associated car parking, landscaping and bin store

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	NA
	Neighbour comments received?	Y

EIA	Screening opinion completed and saved to Onbase?	NA
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CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION

APPROVE SUBJECT TO CONDITIONS

SITE

The site relates to the Royds Arms, a former public house. The site is a two-storey building with a single storey rear extension. The property has a historic, pre-1947 extension on the right-hand side, making the building a reverse L shape. A modern, yet now dated red brick extension, is on the left-hand side.

The site benefits from a parking area to the west. To the immediate west, north and east of the site, the area is characterised by verdant trees. These trees, which includes all species, are covered by a tree protection order – TPO 234.

The site is in the Spotland Fold Conservation Area and is a non-designated heritage asset.

To the east of the site is a stepped access down towards Spod Road, to the rear, which is at a lower ground level than the application site.

Since the determination of the previously refused application in January 2025 (see relevant planning history section of this report), the condition of the building has dilapidated, and windows and doors since boarded up, with frequent break ins into the building.

PROPOSAL

Planning permission is sought for the change of use of the building from a former pub to 5 apartments, 4 of these single bedroom, 1 of these units to be two bedrooms.

Part of the works to convert the building include alterations to roof including increase in ridge height, windows to the second floor, a first floor rear extension, erection of rooflights to the main roof, and alterations to the fenestration on all elevations.

Proposed car parking would be retained on land to the west with parking for up to three cars. To the rear of the building, bin storage is noted on the site plan in the rear yard area.

It is understood that the first floor of the public house was last used as residential use. The application alters to the previously refused scheme as it is for 5 apartments, not 6, with various changes to the design including additional side elevation windows at second floor.

RELEVANT PLANNING POLICY**National Guidance**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (Pfe)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-S1 Sustainable Development

JP-H1 Scale Distribution and Phasing of New Housing Development
JP-H3 Type, Size and Design of New Development
JP-P1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

C1 Delivering the right amount of housing in the right places
C3 Delivering the right type of housing
P1 Improving image
P2 Protecting and enhancing character, landscape and heritage
P3 Improving design of new development
G7
DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

24/00633/FUL - Change of use of former public house (sui generis) to 6 no. self-contained apartments (Use Class C3). Alterations to roof including increase in ridge height, first floor extension and dormer extension to rear, alteration to fenestration on all elevations with associated car parking, landscaping and bin store – Refused 23.01.2025

Reasons for refusal

- 1. The proposal would have a detrimental impact on the amenity of units 3, 4 and 5, due to the minimal level of light that would be experienced by the occupants during the hours of daylight, by virtue of the close proximity to the area of protected trees immediately north of the site. The resulting development would not be compatible with the surrounding land, users of the units would suffer a poor level of amenity due to the site's location and subdivision, and place unnecessary pressure on the protected trees. The proposal would fail to meet the requirements of policies DM1, G6, G7 and P3 of the adopted Rochdale Core Strategy, JP-P1 of Places for Everyone and policies contained within the National Planning Policy Framework.*
- 2. The proposed increase in ridge height of the roof, in order to accommodate the conversion of the building, would comprise an incongruous addition at a prominent location within the Spotland Fold Conservation Area resulting in less than substantial harm. The harm is not sufficiently mitigated, justified or outweighed by public benefit. Accordingly, the development fails to meet the aspirations of Policy P2, P3 or DM1 of the adopted Rochdale Core Strategy, JP-P2 of Places for Everyone and policies contained within the National Planning Policy Framework.*

CONSULTATION RESPONSES

Gtr Manchester Ecology Unit

No objections

Highways And Engineering

No objections

Tree Officer

No objections however concerns raised with regard to added pressure on TPO protected trees to the rear. Conditions recommended.

Env Health - Noise/Odours

No objections subject to verification condition securing noise levels prior to occupation.

Conservation And Design

Less than substantial harm caused and paragraphs 215 and 216 of the NPPF are engaged. Proposed harm could be mitigated through high quality detailing and materials. Suggested conditions relating to mitigating factors.

United Utilities

No comments received to date

GM Fire Service

No comments received to date

REPRESENTATIONS

The application was publicised by way of neighbour notification, site notice and press notice. One response was received objecting to the proposals. Concerns raised are summarised below:

- The property is in a conservation are and cannot be altered
- Increase in roof would impact upon the visual aspect of the property
- All the trees in the area are protected by a TPO
- Concern over parking for 5 cars

ANALYSIS

Principle of Development

The application site is located within the Defined Urban Area and within the Spotland Fold Conservation Area. The site has no other designations. The development would result in the provision of 5 apartments in a former public house.

Information submitted with the planning application details that the building is vacant and has been derelict for some time. Following request from the case officer via email to the agent, details of the marketing of the property were provided which states that, following months after the pub's closure, full marketing begun in March 2023, with the erection of a 'for sale' board, 11 viewings were undertaken. The price was reduced, and a sale completed in April 2024. No details as to why the pub closed has been submitted.

The site is located approximately 150m east of Rooley Moor Road/ Spotland Fold local centre.

Places for Everyone Policy JP-H1 states 'A minimum of 175,185 net additional dwellings will be delivered over the period 2022-2039 ... The new homes will be of good quality and design, adaptable, supported by the necessary infrastructure and amenities and their distribution'. Specific to Rochdale, during 2025-2030, annually Rochdale must achieve 616 new dwellings to meet these targets.

Policy C8 states 'we will support and promote the provision of better community, sport, leisure and cultural facilities' however falls short of protecting against the loss of public houses.

It is also noted that the site is within a sustainable location, with easy access to the nearest local centre and with good public transport links into Rochdale.

Taking into consideration all the above, on balance it is considered that conversion of the building to provide five residential flats is acceptable in principle. Whilst the proposal would result in the loss of a public house, it is accepted there is evidence to demonstrate that the pub has been actively marketed.

Given the above it is considered that the conversion of the former public house to residential would not be unacceptable or contrary to policies contained within the Development Plan. Subject to the following development management considerations, the principle of development is therefore acceptable and in accordance, in this regard, with the requirements of policy C1 and DM1 of the Core Strategy and policy in the NPPF.

Occupier and residential amenity

Policy DM1 of the adopted Core Strategy requires that all development proposals are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents. Development should also not affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy and development should mitigate against any impacts due to noise, dust, light and odour pollution.

Paragraph 135 of the NPPF states '*Planning policies and decisions should ensure that developments: f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users*'.

In relation to the proposed flats, the proposal would convert the existing pub to 5 residential flats. All but one (Flat 2) would be one bedroom flats.

The square metre measurements are as follows:

Flat no	Total area (sqm)	Bedroom floorspace (sqm)
1	63.59	13.16
2	63.83	17.44, 10.44
3	45.46	20.34
4	40.5	11.25
5	37.03	11.3

Every apartment would meet the Nationally Described Space Standards, meeting the minimum gross internal floor area for the relevant size flats. All of the bedrooms are at least 2.15m² in width and, except for Unit 4 and 5's bedroom, have an area of at least 11.5m² and therefore accord with guidance for at least one bedspace per room/flat. The shortfall of 0.2m² and 0.25m² of unit 4 and 5's bedroom, would not be considered unacceptable in isolation.

All properties would have windows or rooflights serving all habitable rooms. The rooflights at second floor level serving Unit 6, would be at a height considered to provide an acceptable degree of outlook, as with the additional side windows at second floor.

A daylight assessment has been submitted with the planning application in relation to the light provision into the windows at the rear elevation at ground and first floor, which back onto a wooded area protected by a TPO. The conclusions of this assessment give reason that despite the dense woodland, a sufficient level of outlook and daylight is provided into these windows, so as not to warrant a refusal on amenity grounds.

Only Unit 1 of the flats benefits from private amenity area, with an area for communal bin storage designated for all the flats and a 1.8m high fence will divide the two areas. Given the dense nature of the surrounding residential properties, and the site's close proximity to Healey Dell, it is not considered the absence of outdoor space unacceptable. Details of the bin store, landscaping and boundary treatments are secured via condition to ensure the bins are satisfactorily screened from Unit 1's view.

The Council's Environmental Health Officer was consulted on the application. No objections were raised subject to conditions ensuring compliance with the submitted Noise Impact Assessment. A condition requiring a verification report prior to occupation is secured. The Environmental Health Officer also requested a condition securing hours of construction restricted to 08:00-18:00hrs Monday-Friday, and 09:00-14:00hrs Saturday, with no work on Sundays or bank holidays. While this is covered through separate legislation, the dense residential area and proximity of neighbouring properties have mean there is a possibility with standard construction hours, harm to amenity of neighbours may be caused. As such, the condition is secured.

In relation to the proposed outlook and privacy of the flats, sufficient separation distances are provided between the building and adjacent residential properties. The front elevation of the building is 7.5m from the side elevation of 156 Rooley Moor Road, however much of the view from the main habitable room windows on the front elevation are of public views, highly visible from the highway, and views of 156 Rooley Moor Road would be oblique at best. To the immediate north, west and east, the property would not directly face onto adjacent properties. It is also noted that the former pub would largely have had the same relationships, particularly to the front elevation.

The development includes the increase in roof ridge height of the building by 1.3m. From a residential amenity perspective, this increase would have no impact on surrounding occupiers due to the siting of the detached property set away from neighbouring residential terraces. Additionally, the proposed gable end first floor extension, would have no unacceptable impact on adjacent occupiers due to the orientation. The inclusion of side windows at first floor are not considered unacceptable and comply with paragraph 4.1 of the Council's Residential Development SPF.

As such, it is not considered the proposal would result in an unacceptable residential amenity impact, and therefore is in accordance with policies DM1, G8 of the Rochdale Core Strategy.

Visual amenity and Heritage

Policy P2 of the Rochdale Core Strategy states 'we will protect and enhance the borough's character, utilising the potential of these assets in development and regeneration schemes'. Similarly, Policy P3 states we require all new developments to adhere to high standards of design 'Enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general'.

Paragraph 131 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Additionally, Paragraph 139 states development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

Paragraph 216 of the NPPF states *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'*

Paragraph 215 states *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'*.

A Heritage Statement has been submitted to support the proposals. The building is a 19th Century inn, identified as a non-designated heritage asset due to its age and architectural interest. The property is of group value with the other buildings which comprised the historic Spotland Fold and it makes a positive contribution to the character and appearance of the Spotland Fold Conservation Area.

The amended proposals include the increase of the roof ridge height by 1.3m in order to accommodate living space at second floor level and the erection of a first-floor rear extension over an existing single storey extension. Additional windows and various alterations across the fenestration to accommodate the proposed conversion are also part of the proposals.

Following consultation with the Conservation Officer it is noted the sole area of heritage concerns with this proposed development is now the raising of the ridge height. The resulting impact of this would be the distorted proportions of the building and loss of historic fabric. As a positive contributor to the Conservation Area, this results in harm to both designated and non-designated heritage assets. The Conservation Officer's comments do state however, that this harm could be mitigated by satisfactory planning conditions detailing and matching stonework for the flank elevation, as well as high quality material palettes, and a high quality landscaping scheme. Considering paragraph 216 of the NPPF, a balanced judgement is to be had regarding scale of the harm or loss and the significance of the [non-designated] heritage asset. Additionally, paragraph 215 is also relevant, in relation to the conservation area which the property is located within.

The proposed additional windows, use of conservation rooflights, timber windows and doors painted white are considered acceptable, and details of these including window and door reveal depths are secured via planning condition.

However, in relation to the nature of the conversion of the pub into 5 apartments, including the works to increase the ridge height of the roof specifically, these works would result in less than substantial harm to both the non-designated heritage asset and the Conservation Area. As such, paragraph 215 is engaged. On the basis of the amended scheme, and with the context of the condition of the building, which is falling further into disrepair. The proposed development would bring the non-designated heritage asset back into viable use. The harm caused by the increased height can be mitigated via the use of planning conditions, and the reuse of the building would be of public benefit. As such, the public benefits outweigh the harm in this instance, and the impacts on heritage are considered acceptable and the proposals are in accordance with policies P1, P2 and P3 of the Core Strategy, Policy JP-P1 and JP-P2 of PFE, and the policies contained in the NPPF.

Ecology and trees

Policy G7 requires that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection and that opportunities for enhancing biodiversity and geodiversity will be supported. Tree loss should be avoided but where it is not possible to do so, it should be compensated for at a ratio of 2:1. It is expected that development proposals will protect and include existing biodiversity and take opportunities to

promote biodiversity and create new habitats using landscaping and building and construction features wherever possible. CS Policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

As part of the application, a preliminary bat roost survey was submitted as part of the application which established no evidence of bat roosting was discovered during the preliminary roost assessment and no potential roosting features were identified. The property was concluded as having negligible suitability for roosting bats. Additionally, an arboricultural impact assessment was submitted which concluded no trees are to be removed to facilitate the development.

On consultation with the Greater Manchester Ecology Unit, which includes the Arborist consultation, no objections were raised to the case on either nature conservation or arboricultural grounds however it is accepted that some pruning works will be required to the adjacent TPO trees, in the interest of avoiding harm to the building.

The Council's Arborist did raise concern about the pressure the proposal may put on trees in relation to the removal of trees to the north of the property, which are protected under TPO234. This was considered under the previous proposal and was a consideration in the first reason for refusal, in relation to the lack of daylight provided into the dwellings. However, on submission of a daylight assessment, it is not considered this would carry enough weight to reason a refusal. Additionally, the trees are benefitted by the TPO, which protects them from removal without permission of the LPA. While the conversion of the pub to a residential use may add pressure on the presence of the trees, this is not enough in isolation to justify the refusal of a scheme which would bring a dilapidating non-designated heritage asset back into use.

Following the advice provided in the consultation response, a condition securing an arboricultural method statement providing details of measures to protect the trees during the course of the development is attached to the decision notice, as is a informative attached advising the applicant on bats.

As such, the proposal is in compliance with Policy G7 of the Rochdale Core Strategy, Policy JP-G7 of the Places for Everyone Joint Development Plan, and paragraphs contained within the NPPF.

Highway safety

Policy T2 of the Core Strategy requires that development comply with the Council's car parking standards and policy DM1 requires that development provides satisfactory vehicular access with adequate parking, manoeuvring and serving arrangements, taking into account the proposed use and location.

Highway Services have been consulted on the application and advised no objections. It is noted the parking standard of this development to be 6.6 bays and three only three spaces are proposed. However, given the location in close proximity to a local centre and bus connections in this location, it is not considered that the shortfall in parking spaces would have a severe impact upon the adjacent highways and no objection is proposed on these grounds.

No objections have been raised in respect of the proposed bin storage and there are no road safety concerns because of this development. The application is therefore acceptable in respect of highway safety and is in accordance with the requirements of policy T2 and DM1 of the adopted Core Strategy.

RECOMMENDATION: Approve subject to conditions

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the following drawings and documents hereby approved:

- Amended Proposed Site Plan - Drawing Number RA-PSP-01 Rev D - received by the Council 05/09/2025
- Amended Proposed Elevations - Drawing Number RA-005 Rev F - received 13/08/2025
- Proposed Second Floor/Roof Plan - Drawing Number RA-004 Rev C - received 11/06/2025
- Proposed Floor Plans - Drawing Number RA-003 Rev D - received 11/06/2025
- Proposed Basement Floor Plan and Section - Drawing Number RA-007A - received 24/07/2025
- Location Plan - Drawing Number - RA-LP-01 - received 10/06/2025
- Heritage Conservation Roof Window - received 11/06/2025
- Arboricultural Impact Assessment - received 11/06/2025
- Appendix 3 - Tree Survey Plan Sheet 2 of 4
- Appendix 4 - Tree Constraints Plan Sheet 3 of 4
- Appendix 5 - Tree Protection Plan Sheet 4 of 4
- Acoustic Survey and Assessment - received 11/06/2025
- Heritage Statement - received 10/06/2025

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. No development (including any demolition, site clearance or preparation works) shall take place until the trees that are to be retained within the site has been enclosed with temporary protective fencing and temporary ground protection has been fully installed in full accordance with BS:5837:2012 'Trees in relation to design, demolition and construction' and with the approved Tree Protection Plan ref. Appendix 5 Tree Protection Plan.

The necessary protection measures shall be retained and the Arboricultural Method Statement included within Section 8 of the approved Arboricultural Impact Assessment shall be adhered to throughout the construction phase of the development and no works, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy, Policies JPP1, JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

4. No above ground works shall take place until such time as a detailed specification and/or samples of materials to be used externally in the construction of the

development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. For the avoidance of doubt, a high quality palette of natural materials shall be proposed throughout, including matching stonework and coursing, natural slate, timber windows, stone lintels and sills. Rainwater goods shall be cast metal, painted black. The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

5. No above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, windows and external doors shall be timber and rooflights shall be of a conservation style and set flush with the roof. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

6. Notwithstanding the details shown on the approved plans, no development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities) and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

7. The development shall be constructed in line with the requirements of the submitted noise impact assessment to achieve the following internal noise levels:
 - 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
 - 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;

- 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

Upon completion and prior to occupation validation testing is carried out to ensure the internal and external noise levels have been achieved.

Reason: In the interests of the amenity of neighbouring occupiers, in accordance with Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

8. The hours of construction are hereby restricted to Monday-Friday 08:00-18:00 Saturday 09:00-14:00 with no work on Sundays or Bank holidays.

Reason: In the interests of the amenity of neighbouring occupiers, in accordance with Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

9. Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority. Any structures shall be installed in accordance with the approved details prior to the first occupation of the approved development and retained thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

10. The development hereby approved shall not be brought into use until such time as details for the design of refuse/recycling bin store has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved refuse and recycling scheme shall be retained as constructed for its intended use thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

11. The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Informative:

1. All bats and their roosts are protected under the Wildlife and Countryside Act 1981; the Countryside and Rights of Way Act 2000; the Natural Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (2010). Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement.

Report Author Rosalind Galton